

Type of Property: Single Family Dwelling

ADDRESS: 2178 Pine

LOCATION: N Pine 81.25' E of Webster

LOT SIZE: 25' x 112.5'

AREA: 2812.5 sq ft

ZONING: R-3

IMPROVEMENTS:

2-Story wood frame dwelling built about 1890. Brick foundation. Unfinished basement. Rustic exterior. Gable roof, composition shingles. Plaster walls and ceilings. Pine floors. One bath. Leg tub.

1st. Flr: 20' x 67' - 215' = 1,125 sq ft
2nd. Flr: 20' x 67' - 215' = 1,125 sq ft
2,250 sq ft

EXPENSES: Taxes: \$197
Insurance: 30
\$227

SOLD: GRANTOR: Masao & Toshiko
GRANTEE: Dean S. Scotton
RECORDED: 10/11/65
PRICE: \$25,000
GRANTOR: Dean S. Scotton
GRANTEE: Robt. W. and Angela C. Kerwin
RECORDED: 6/18/68
PRICE: \$34,000



COMPARABLE SALE

Block 655/Lot 20

Type of Property: Two-story wood frame dwelling

ADDRESS: 1922 Pierce Street

LOCATION: E Pierce 112.5' N Pine

LOT SIZE: 25' x 92.5' AREA: 2312 $\frac{1}{2}$

ZONING: R-4

IMPROVEMENTS:

Two-story wood frame dwelling containing 7 rooms, built about 1890. Brick foundation. No basement. Rustic exterior. Gable roof, composition shingles. Plaster walls and ceilings. Hardwood floors. One bath, leg tub. Gas furnace. Fireplace. Good condition.

1st flr:	868 $\frac{1}{2}$	4 rooms
2nd flr:	764 $\frac{1}{2}$	3 rooms
	<u>1,632 $\frac{1}{2}$</u>	7 rooms

EXPENSES: taxes - \$478.25
insurance - 40.00 \$518.25

SOLD: GRANTOR: John C. & Lavana T. Leutwyler
GRANTEE: Robert H. & Karen S. Cohen
RECORDED: 2/21/69
PRICE: \$45,000





IMPROVED COMPARABLE SALE

Block 659 / Lot 19

Type of Property: Single Family Residence

ADDRESS: 131 Wilmot Street

LOCATION: S/L Wilmot, 61' E Steiner St.

LOT SIZE: 20.25' x 37.5'

AREA: 759.4 sf

ZONING: R-4

IMPROVEMENTS:

Two-story wood frame Victorian 5-room residence erected in 1887. Two rooms and unique bathroom up, and 3 rooms down. Extremely poor condition. Building shell only. Mudsill foundation.

SOLD: GRANTOR: Robert E. Becker

GRANTEE: Jonathon D. Bulkley

RECORDED: 3/27/70

PRICE: \$10,000



THE CHINESE

The Chinese people are a very ancient and
civilized nation. They have a long history
and a rich culture. They are known for their
contributions to science, art, and literature.
The Chinese people are very hardworking and
determined. They have a strong sense of
family and community. They are also very
friendly and hospitable. The Chinese people
are a very important part of the world.
They have made many great achievements
and will continue to do so in the future.
The Chinese people are a very proud and
confident nation. They are a very
important part of the world.



SFD

COMPARABLE SALE

Block 664/Lot 24

Type of Property: Two story wood frame Victorian residence

ADDRESS: 1837 Pine Street

LOCATION: S/L Pine 137.5 W of Gough

LOT SIZE: 25 x 120 AREA: 3000 sf

ZONING: R-5

IMPROVEMENTS:

Two story wood frame Victorian residence of 10 rooms and 2 baths. Building badly vandalized prior to this purchase. Now boarded up.

INCOME: Vacant for long period.

EXPENSES: Taxes \$795
Insurance 40 \$835

SOLD: GRANTOR: Michael Tilles
GRANTEE: Marian Tilin
RECORDED: 7-26-68
PRICE: \$40,000





COMPARABLE SALE

Block 677/ Lot 14

Type of Property: 2-Story and basement wood frame single family dwelling.

ADDRESS: 1948 Sutter St.

LOCATION: N/L Sutter 57.5' W of Cottage Row

LOT SIZE: 30' x 137.5'

AREA: 4,125 sf

ZONING: C-2

IMPROVEMENTS:

2-Story and basement wood frame single family dwelling built about 1890, containing 10 rooms. Brick foundation. Unfinished basement. Rustic exterior. Flat tar and gravel roof. Plaster walls and ceilings. Pine floors. 2 baths, leg tubs. Fair condition.

1st. Flr: 22' x 72' - 252' = 1,332 sf 5 rms.

2nd. Flr: 22' x 72' - 252' = 1,332 sf 5 rms.
2,664 sf 10 rms.

INCOME: Occupied by owner

EXPENSES: Taxes: \$810.72
Insurance: 40.00
\$850.72

SOLD: GRANTOR: Bobbie Burgess
GRANTEE: Sarah Estribou
RECORDED: 4/14/68
PRICE: \$23,500



Type of Property: 2-Story and part basement wood frame
Single Family Dwelling.

ADDRESS: 560 Page Street

LOCATION: N/L Page 144' East of Fillmore

LOT SIZE" 36' x 155'

AREA: 5,580 sf

ZONING: R-4

IMPROVEMENTS:

2-Story and part basement wood frame single family dwelling built about 1890 containing 10 rooms. Brick foundation. Rustic exterior. Gable roof composition shingles. Pine floors. Plaster walls and ceilings. 4 baths with leg tubs. Fair to good condition.

1st. Flr:	20' x 65' + 275"	=	1,575	sf
2nd. Flr:	20' x 44' + 200'	=	1,080	sf
			2,655	sf

INCOME: No rental history available.

EXPENSES:	Taxes:	\$583.55
	Insurance:	30.00
		<u>\$613.55</u>

SOLD:	GRANTOR:	Simon and Norwell Watson
	GRANTEE:	Gerard F. and Paula Cracas
	RECORDED:	1/3/67
	PRICE:	\$26,000



COMPARABLE SALE

Block 754/ Lot 5F

Type of Property: 2-Story wood frame dwelling

ADDRESS: 1410 Golden Gate Ave.

LOCATION: N Golden Gate Ave. 99' W Steiner

LOT SIZE: 19' x 82.5'

AREA: 1,567 sf

ZONING: R-3

IMPROVEMENTS:

2-Story wood frame dwelling built in 1885. Party wall. Brick foundation. No basement. Rustic exterior. Flat tar and gravel roof. Plaster walls and ceilings. Pine floors. 1 bath, leg tub. Poor condition.

1st. Flr:	19' x 46' - 60'	=	814 sf	-	3 rms.
2nd. Flr:	19' x 46' - 60'	=	814 sf	-	4 rms.
			1,628 sf	-	7 rms.

EXPENSES:	Taxes:	\$262.32
	Insurance:	40.00
		<u>\$302.32</u>

SOLD:	GRANTOR:	Georgia Mays & Gilbert O. Mays
	GRANTEE:	Del Camp Inv. Inc.
	RECORDED:	1/24/1969
	PRICE:	\$10,000



COMPARABLE SALE

Block 754/ Lot 5F

Type of Property: 2-Story single family dwelling (Party-wall)

ADDRESS: 1410 Golden Gate Ave.

LOCATION: N Golden Gate 98.75' W of Steiner

LOT SIZE: 19' x 32.5'

AREA: 617.5 sf

ZONING: R-3

IMPROVEMENTS:

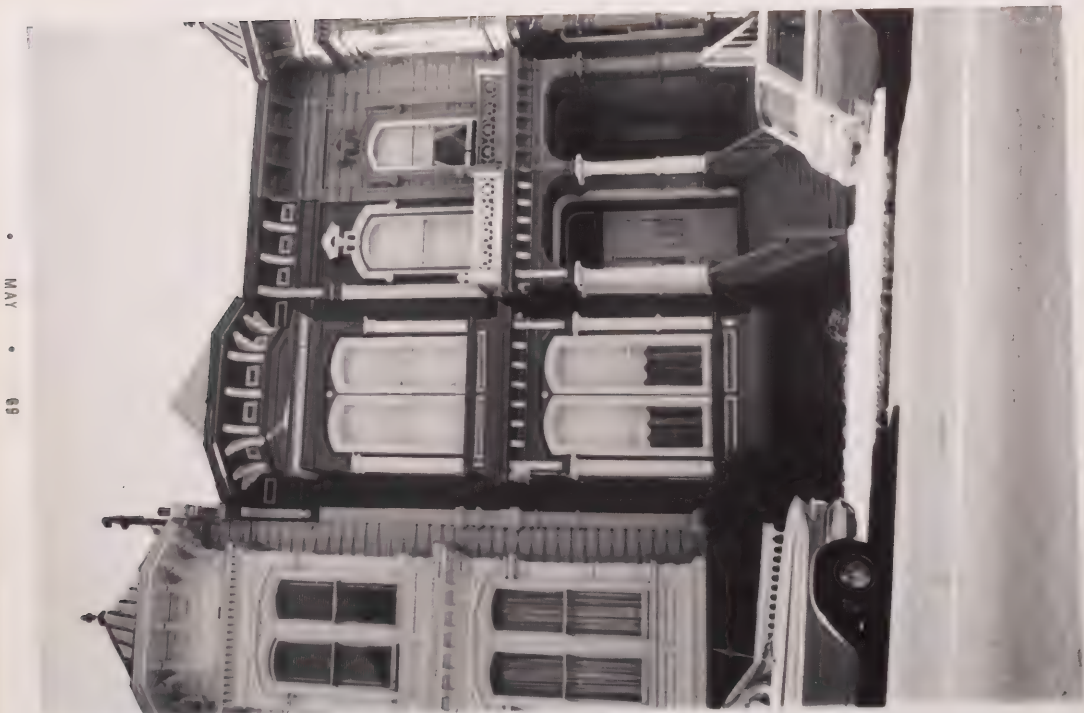
2-Story and full basement single family dwelling with party wall built about 1885, containing 7 rooms. Brick foundation, rustic exterior. Flat tar and gravel roof. 4 bedrooms. 1 bath, leg tub. Plaster walls & ceilings. Fireplace. Gas kitchen. Pine floors. Gas heater. Poor condition.

1st. Flr: 19' x 46' - 60' = 814 sf
2nd. Flr: 19' x 46' - 60' = 814 sf
1,628 sf

INCOME: Occupied by owner

EXPENSES: Taxes: \$263.45
Insurance: 40.00
\$303.45

SOLD: GRANTOR: Georgia & Gilbert O. Mays
GRANTEE: Del Camp Investment Co.
RECORDED: 1/24/69
PRICE: \$10,000



SALE 777-15

LOCATION: 1196-8 Fulton

PARTIES: Charles A. and Ann E. Fracchia to William Von Weiland

RECORDED: 12/5/68 Reel 295, Image 18

ZONING: R-4

I.R.S.: \$49.50

SALES PRICE: \$45,000

LAND SIZE: 27.5 x 110 = 3,025 s.f.

UNIT VALUE: \$14.88/s.f.

IMPROVEMENTS: Two-story frame, two-flat conversion to several room rentals at time of sale

REMARKS: Purchased as and currently used as single family residence by grantee; none presently rented





COMPARABLE SALE

Block 778/ Lot 10

Type of Property: 2-Story and basement wood frame dwelling

ADDRESS: 1060 Fulton St.

LOCATION: N Fulton 137.5 E Pierce

LOT SIZE: 27.5' x 137.5'

AREA: 3,781.25 sq

ZONING: R-4

IMPROVEMENTS:

2-Story and basement wood frame dwelling built in 1911, containing 11 rooms. Concrete foundation. Partially finished basement. 2-Car garage, one room finished. Rustic exterior. Flat tar and gravel roof. Plaster walls and ceilings. Built-in oven in electric kitchen. Pine floors. 3 tile baths, leg tub. 3 fireplaces. 2 forced-air furnaces. Very good condition.

1st. Flr: 27.5' x 90' - 550' = 1,925 sq

2nd. Flr: 27.5' x 82' - 550' = 1,705 sq

3,630 sq

INCOME: No rental history

EXPENSES: Taxes: \$724.61

Insurance: 40.00

\$764.61

SOLD: GRANTOR: Peter W. and Joan P. Steketee
GRANTEE: John and Geraldine O. Riordan
RECORDED: 1/22/69
PRICE: \$57,000



COMPARABLE SALE

Block 778/ Lot 10

Type of Property: 2-Story and basement wood frame dwelling

ADDRESS: 1060 Fulton St.

LOCATION: N Fulton 137.5 E Pierce

LOT SIZE: 27.5' x 137.5'

AREA: 3,781.25 sf

ZONING: R-4

IMPROVEMENTS:

2-Story and basement wood frame dwelling built in 1911, containing 11 rooms. Concrete foundation. Partially finished basement. 2-Car garage, one room finished. Rustic exterior. Flat tar and gravel roof. Plaster walls and ceilings. Built-in oven in electric kitchen. Pine floors. 3 tile baths, leg tub. 3 fireplaces. 2 forced-air furnaces. Very good condition.

1st. Flr: 27.5' x 90' - 550' = 1,925 sf
2nd. Flr: 27.5' x 82' - 550' = 1,705 sf
3,630 sf

INCOME: No rental history

EXPENSES: Taxes: \$724.61
Insurance: 40.00
\$764.61

SOLD: GRANTOR: Peter W. and Joan P. Steketee
GRANTEE: John and Geraldine O. Riordan
RECORDED: 1/22/69
PRICE: \$57,000



Type of Property: 2½ Story dwelling

ADDRESS: 832 Grove Street

LOCATION: N Grove 46.25' E Fillmore

LOT SIZE: 22.5' x 70'

AREA: 1,575 sf

ZONING: R-3

IMPROVEMENTS:

2½ Story dwelling built about 1895. Brick foundation. 2 rooms in basement. Rustic exterior. Gable roof, composition shingles. Plaster walls and ceilings. Pine floors. 3 baths, 2 leg tubs, one stall shower. Circulating gas heaters. Condition good.

Basement:	850	sf
1st. Flr:	22.5' x 50' - 50' =	1,075 sf
2nd. Flr:	22.5' x 50' - 50' =	1,075 sf
3rd. Flr:	710	sf
	<u>3,710</u>	sf

INCOME: No rental data at time of sale.

EXPENSES:	Taxes:	\$312.40
	Insurance:	35.00
		<u>\$347.40</u>

SOLD:

GRANTOR:	Florine McCarthy
GRANTEE:	Goodin Realty
RECORDED:	7/24/67
PRICE:	\$30,000

GRANTOR:	Goodin Realty
GRANTEE:	Mary A. Walker
RECORDED:	9/13/67
PRICE:	\$30,000



Type of Property: 2½-Story wood frame convent building

ADDRESS: 940 Grove

LOCATION: NE Grove & Steiner

LOT SIZE: 125' x 137.5'

AREA: 17,187.5 sf

ZONING: R-5

IMPROVEMENTS:

2½-Story wood frame convent building built about 1890, containing 15 rooms. Altered 1949. Concrete foundation. Unfinished basement Rustic exterior. Gable roof, composition shingles. Plaster walls and ceilings. Hardwood and pine floors. 3 baths, 2 leg tubs, 1 recessed tub. 4 separate toilets. Gas furnace. 4 fireplaces. At time of sale, used as a boy's school. Condition fair to good.

1st. Flr:	2,045	sf
2nd Flr :	2,300	sf
Attic:	1,050	sf
	<u>5,395</u>	sf

INCOME: At time of sale rental was \$1,900 Yr.

EXPENSES:	Taxes:	\$3,559.50
	Insurance:	150.00
		<u>\$3,709.50</u>

SOLD:	GRANTOR:	Gracomo G. Patri
	GRANTEE:	The French-American Bilingual School
	RECORDED:	12/23/66
	PRICE:	\$150,000



Type of Property: 2½ story wood frame single family dwelling

ADDRESS: 710 Steiner Street.

LOCATION: E Steiner 105' N Hayes

LOT SIZE: 23.25 x 85

AREA: 1,976.25 sf

ZONING: R-5

IMPROVEMENTS:

2½ Story wood frame single family dwelling
built about 1898, containing 10 rooms.
Concrete foundation. Unfinished basement.
Wood floor. Rustic exterior. Gable roof,
composition shingles. Plaster walls and ceilings.
5 bedrooms, electric kitchen, dishwasher,
disposal + 220 V. Sprinkler system installed.
Hardwood floors. One bath, leg tub. Gas circulating
heaters. Condition good.

1st. Flr.:	23' x 50' =	1,150	sf
2nd. Flr.:	23' x 50' =	1,150	sf
3rd. Flr.:		200	sf
		2,500	sf

INCOME: No rental history

EXPENSES:	Taxes:	\$623.34
	Insurance:	35.00
		\$658.34

SOLD: GRANTOR: George E. & Constance L. Posner
GRANTEE: Gregoire A. & Kathleen K. Calegari
RECORDED: 10/20/66
PRICE: \$32,000



COMPARABLE SALE

Block 807/Lot 2

Type of Property: Two-story and basement wood frame dwelling

ADDRESS: 527-529 Octavia Street

LOCATION: SW Octavia and Ivy

LOT SIZE: 17.48 x 44.92

AREA: 785 $\frac{1}{2}$ A

ZONING: C-2

IMPROVEMENTS:

Two story and basement wood frame dwelling containing 8 rooms and basement apartment, built about 1885. Brick foundation. Rustic exterior. Flat tar and gravel roof. Plaster walls and ceilings. Pine floors. 2 baths, leg tubs. Circulating gas heaters. Party-Wall building.

Basement:	745 $\frac{1}{2}$ A	5 rooms
1st Flr:	745 $\frac{1}{2}$ A	4 rooms
2nd Flr:	745 $\frac{1}{2}$ A	4 rooms
Total Building Area:	2235 $\frac{1}{2}$ A	13 rooms

INCOME: None available at time of sale

EXPENSES:	Taxes (2) :	\$429.68		
	(2B):	350.86	\$780.54	
	Insurance :		100.00	\$880.54

SOLD: GRANTOR: Granite Land Co.
GRANTEE: Robert & Barbara Amore
RECORDED: 11-23-65
PRICE: \$35,000



COMPARABLE SALE

Block 1054/ Lot 18a

Type of Property: Two-story Single Family Residence

ADDRESS: 2628 Sutter St.

LOCATION: N/L Sutter 93.2' E of Lyon

LOT SIZE: 22' x 107.5' less 5.2' x 31' AREA: 2,092.8 ⌘

ZONING: R-3

IMPROVEMENTS:

Two-story and full basement (no garage)
Victorian residence. Contains nine rooms
and 2½ baths. Pine floors. Circulating gas heat
and one fireplace. Lath and plaster interior.
J.M. slate siding exterior. Two and one half
baths - one with recessed tub with over tub shower.
Condition, fair to poor.

1st. Flr:	1,060 ⌘
2nd. Flr:	1,060 ⌘
	<u>2,120 ⌘</u>

EXPENSES:	Taxes:	\$200
	Insurance:	30
		<u>\$230</u>

SOLD:	GRANTOR:	William J. and Patricia Bretton
	GRANTEE:	Finney F. Lewis, Jr.
	RECORDED:	9/10/68
	PRICE:	\$16,500



COMPARABLE SALE

Block 1054/ Lot 34

Type of Property: One-story and full basement Victorian
Single Family Residence

ADDRESS: 2811 Bush St.

LOCATION: S Bush 87.5' W of Baker

LOT SIZE: 25' x 87.5'

AREA: 2,187.5 sq ft

ZONING: R-3

IMPROVEMENTS:

One-story wood frame dwelling built in 1900.
Unfinished basement. Brick foundation. One-
car garage. Rustic and asbestos shingle exterior.
Gable roof, composition shingles. Interior
plaster walls and ceilings. Pine floors.
One fireplace. Condition, poor to fair.

Living Area: 1,310 sq ft

EXPENSES: Taxes: \$384.61
Insurance: 30.00
\$414.61

SOLD: GRANTOR: William H. Wong
GRANTEE: Lynn E. and June A. Rachuy
RECORDED: 2/7/67
PRICE: \$22,000



COMPARABLE SALE

Block 1080/ Lot 21B

Type of Property: 1-Story and basement wood frame single family dwelling

ADDRESS: 1350 Baker St.

LOCATION: E Baker 28.146' S of Post St.

LOT SIZE: 28.25' x 40.5' = AREA: 1,144.125 sq ft

ZONING: R-3

IMPROVEMENTS:

1-Story and basement wood frame single family dwelling built in 1923, containing 4-rm. garage in basement. Concrete foundation. Rustic exterior, stucco front. Flat tar and gravel roof. Plaster walls and ceilings. Hardwood floors. One bath, tile, recessed tub, with shower stall. Gas furnace. Very poor condition.

1st. Flr: 25' x 35' = 875 sq ft

INCOME: No rental history.

EXPENSES: Taxes: \$360.61
Insurance: 35.00
\$395.61

SOLD: GRANTOR: Mary E. & Elta G. Moore
GRANTEE: Clarence E. Dunn
RECORDED: 3/18/69
PRICE: \$23,500



IMPROVED COMPARABLE SALE

BLOCK 1081 / LOT 9

TYPE OF
PROPERTY: Single Family Dwelling

ADDRESS: 2416 Geary Boulevard

LOCATION: N/L of Geary Blvd., 68.75' W of Baker Street

LOT SIZE: 22.917' x 82.5' LOT AREA: 1890.65sf

ZONING: R-4

IMPROVEMENTS: Old 1-story 4 room cottage with basement. Wood-framed building erected about 1890. Brick foundation. Lath and plaster interior. Rustic exterior. Flat tar and gravel roof. 1 old style bath. Pine floors. No heat. Poor condition.

EXPENSES: Taxes:

SOLD: GRANTOR: Estate of Frank J. Corrao, dec'd.

GRANTEE: B & B Investment & Building Co., Inc.

RECORDED: 6-16-70

PRICE: \$16,255





COMPARABLE SALE

Block 1129/ Lot 22

Type of Property: 2½ story and part basement wood frame
Single Family Dwelling

ADDRESS: 1959 Eddy St.

LOCATION: S Eddy 75' E of Broderick

LOT SIZE: 25' x 55.5' AREA: 1,387.5 sf

ZONING: R-3

IMPROVEMENTS:

2½ story and part basement wood frame single family dwelling built about 1898, containing 8 rooms with 4 bedrooms. Concrete foundation. Unfinished basement. 1-car garage. Rustic and shingle exterior. Gable roof, composition shingles. Plaster walls and ceilings. Hardwood floors. 2 baths, leg tubs. Circulating gas heaters. 2 fireplaces.

1st. Flr:	25' x 40' + 50' =	1,050	sf
2nd. Flr:	25' x 40' + 30' =	970	sf
Attic:		485	sf
		<u>2,505</u>	sf

INCOME: No rental data available

EXPENSES:	Taxes:	\$391.55
	Insurance:	35.00
		<u>\$426.55</u>

SOLD:	GRANTOR:	Ole P. and Rose M. Larsen
	GRANTEE:	Krona Inv. Co.
	RECORDED:	9/14/66
	PRICE:	\$21,897



MAY 68

IMPROVED COMPARABLE SALE

BLOCK 1130 / LOT 1

TYPE OF
PROPERTY: 2-story Single Family Dwelling

ADDRESS: 2009 Eddy Street

LOCATION: SE Corner of Eddy and Joseph Streets

LOT SIZE: 27.5' x 23.5' LOT AREA: 646.25sf

ZONING: R-3

IMPROVEMENTS: 2-story wood-framed single family dwelling. 4 rooms. Partial basement and 1-car garage. Erected about 1908. Concrete foundation. Lath and plaster interior. Stucco exterior. Hipped asbestos-shingled roof. Hardwood and pine floors; 1 old-style bath. Gas circulating heaters. Good condition.

Finished ground floor, 280sf, 2nd floor, 560sf. Total finished area, 840sf.

EXPENSES: Taxes: \$564

SOLD: GRANTOR: Richard E & Elizabeth S. Rose

GRANTEE: Cobbie L. Clements, Jr.

RECORDED: 11-24-70

PRICE: \$27,000 with \$20,000 deed of trust to Bank of California and with \$3,498 deed of trust to seller





SALE 1130-1

LOCATION: 2009 Eddy Street

PARTIES: James B. Frizzel to Richard E. Rose

RECORDED: 5/23/67 Reel 145, Image 675

ZONING: R-3

I.R.S.: \$22.55

SALES PRICE: \$20,500

LAND SIZE: 23.5 x 27.5 = 646 square feet

UNIT VALUE: \$31.73 per square foot

IMPROVEMENTS: Two story frame

REMARKS: Very nice structure in good condition; subsequently resold to Mr. C. L. Clements on an unrecorded contract-of-sale approximately three months after this transaction--owner would not reveal new price but said it was slightly (range of \$1,000 - \$1,500) higher than this transaction





SALE 1155-19

LOCATION: 918 Divisidero

PARTIES: Edwin E. Bobb and Charles E. Bright to Diane R. Lewellen

RECORDED: 7/19/68 Reel 258, Image 922

ZONING: C-2

I.R.S.: \$9.35

SALES PRICE: \$29,000

LAND SIZE: 25 x 100 = 2,500 s.f.

UNIT VALUE: \$11.60/s.f.

IMPROVEMENTS: SFR



IMPROVED COMPARABLE SALE

BLOCK 1178 / LOT 22

TYPE OF
PROPERTY: Single Family Dwelling

ADDRESS: 1773 - McAllister Street

LOCATION: S/L of McAllister Street, 96.875' E of Baker Street

LOT SIZE: 25' x 100' LOT AREA: 2,500sf

ZONING: R-4

IMPROVEMENTS: 1-story wood-framed Victorian residence with excavated basement. No garage. 10'x10' rough finished shed in rear. 5-room dwelling built about 1895. Brick and concrete foundation. Lath and plaster interior. Rustic exterior. Flat tar and gravel roof. 1 bath with 5 plumbing fixtures. 1 fireplace; 1 gas circulating heater. Fair condition. 1st floor, 1,100sf.

EXPENSES: Taxes: \$449

SOLD: GRANTOR: Northern Counties Title Ins. Co.

GRANTEE: Sam Barrow

RECORDED: 12-14-70

PRICE: \$17,500 with private deed of trust of \$8,700





SALE 1180-4

LOCATION: 809 Scott

PARTIES: Donald C. Goins and John R. Kappel to Charles F.
and Sharon L. Gustavson

RECORDED: 4/3/68 Reel 230, Image 474

ZONING: R-4

I.R.S.: \$37.40

SALES PRICE: \$34,000

LAND SIZE: 32 x 125 = 4,000 s.f.

UNIT VALUE: \$8.50/s.f.

IMPROVEMENTS: Two story frame single family residence



COMPARABLE SALE

Block 1181/ Lot 7

Type of Property: 2-story and basement wood frame dwelling

ADDRESS: 707 Scott St.

LOCATION: W Scott 57.5 N Grove

LOT SIZE: 25' x 110'

AREA: 2,750 sq

ZONING: R-4

IMPROVEMENTS:

2-story and basement wood frame dwelling built in 1900, containing 8 rms. Concrete foundation. Unfinished basement. Rustic exterior. Hip roof, composition shingles. 2 hardwood floors. 6 pine floors. One bath, leg tub.

1st. Flr: 25' x 55' - 125 = 1,250 sq 4 rms.

2nd. Flr: 25' x 55' - 125 = 1,250 sq 4 rms.

2,500 sq 8 rms.

INCOME: \$225 Mo or \$2,700 Yr.

EXPENSES: Taxes: \$578
Insurance: 30 \$608

SOLD: GRANTOR: Frank J. & Edna C. Peggs
GRANTEE: Robert M. & Dorothy L. Mason, Jr.
RECORDED: 3/7/69
PRICE: \$31,500



MAY 69

IMPROVED COMPARABLE SALE

BLOCK 1183 / LOT 15

TYPE OF
PROPERTY: 2-story residence

ADDRESS: 1450 Grove Street

LOCATION: N/L of Grove Street, 171.875' E of Baker Street

LOT SIZE: 25' x 137.5' LOT AREA: 3437.5sf

ZONING: R-3

IMPROVEMENTS: 2-story residence over basement/garage. Wood-framed building erected about 1890. 6 rooms. Concrete and brick foundation. Lath and plaster interior. Rustic exterior. Gabled roof. Pine floors throughout. 1 bath; 1 gas floor furnace and 1 circulating gas heater; 1 fireplace. Fair to poor condition.

1st floor, 950sf, 875sf on 2nd floor; total area, 1,825sf. Total of 6 rooms.

EXPENSES: Taxes: \$492

SOLD: GRANTOR: Willbell Company

GRANTEE: Linell C. & Frances V. Hardin

RECORDED: 3-5-70

PRICE: \$26,000





COMPARABLE SALE

Block 1184/ Lot 8

Type of Property: Single Family Residence

ADDRESS: 519 Baker

LOCATION: W/L Baker 75' North of Grove

LOT SIZE: 25 x 100

AREA: 2,500 sq ft

ZONING: R-3

IMPROVEMENTS:

Two-story with attic and full basement, single family Victorian type residence. No garage. Contains nine rooms and one and one half tiled baths with recessed tub shower. Pine floors, Gas floor furnace and four fireplaces. Exterior rustic. Interior lath and plaster. Condition fair.

1st. Flr: 1,275 sq ft
2nd. Flr: 1,125 sq ft
2,400 sq ft

EXPENSES: Taxes: \$367.40
Insurance: 30.00
\$397.40

SOLD: GRANTOR: Ted and Toine Samuel
GRANTEE: Ronald C. Boysen, Jr.
RECORDED: 7/26/68
PRICE: \$22,500



COMPARABLE SALE

Block 1200/lot 3

Type of Property: Two-story and basement wood frame residence

ADDRESS: 421-Central

LOCATION: W/L Central, 50 S of Hayes

LOT SIZE: 25' x 93.2'

AREA: 2330 sq

ZONING: R-3

IMPROVEMENTS:

Two-story and basement wood frame residence containing 7 room, erected about 1895. Brick foundation. One car garage in unfinished basement. Composition shingled front. Rustic on three sides. Gabled composition shingled roof. Plastered interior. Hardwood floors. One bath with leg tub. Condition good.

1st Flr: 1215 sq

2nd Flr: 840 sq

Total Building Area 2055 sq

SOLD: GRANTOR: Berenstein Assoc.

GRANTEE: Richard & Glenda Morial

RECORDED: 5-27-68

PRICE: \$27,500



IMPROVED COMPARABLE SALE

BLOCK 1217 / LOT 7

TYPE OF
PROPERTY: Single family residence

ADDRESS: 311 Scott Street

LOCATION: W/L of Scott Street, 101.5' N of Page Street

LOT SIZE: 24.75' x 106.25' LOT AREA: 2629.7 sq ft

ZONING: R-3

IMPROVEMENTS: Single family residence. 2-story detached Victorian building. 8 rooms, and 2½ baths. 3 sides rustic exterior. Stucco front. Full basement/garage. Social room in full basement. Wall-to-wall carpeting. High ceilings. Lath and plaster finish, with fair restoration. Buyer secured an FHA loan for the purchase. Good condition

EXPENSES: Taxes: \$692

SOLD: GRANTOR: Anita G. Johnson

GRANTEE: James & Carol L. Bennett, Jr.

RECORDED: 12-18-70

PRICE: \$24,000 with
\$23,650 deed of trust to Advance Mortgage
Corp. (FHA)





SFD

COMPARABLE SALE

Block 1224/Lot 3

Type of Property: Single Family Dwelling

ADDRESS: 431 Ashbury Street

LOCATION: W/L Ashbury 125' so. Oak

LOT SIZE: 25' x 106.25'

AREA: 2656.25 sq ft

ZONING: R-4

IMPROVEMENTS: One-story wood frame single family dwelling with full unfinished basement. Two-car garage in basement. Rustic exterior. Plastered interior. Gabled composition shingled roof. Hardwood floors. One leg tub bath. Concrete foundation. Condition fair Six rooms. Building area 1,379 sq ft .

INCOME: No rent history

EXPENSES:	Taxes	\$394
	Insurance	30
		<u>\$424</u>

SOLD: GRANTOR: Nina Pervooshin

GRANTEE: Nicholas V. DeKemarsky

RECORDED: 7/8/65

PRICE: \$22,000



COMPARABLE SALE

Block 1240 / Lot 14

Type of Property: Single Family Residence

ADDRESS: 868 Waller Street

LOCATION: N Waller 112.5 E Broderick

LOT SIZE: 25' x 137.5'

AREA: 3,437.5 sq ft

ZONING: R-3

IMPROVEMENTS:

Two-story wood frame Victorian residence containing 7 rooms. Four bedrooms. Pine floors. One old style leg tub bath. Central heat. Condition fair. Age approximately 70 years.

INCOME: Occupied by Owner

EXPENSES:	Taxes	\$ 529
	Insurance	35
		<u>\$ 564</u>

SOLD: GRANTOR: James H. Kerr

GRANTEE: John A. & Ruth G. Belmeur

RECORDED: 4/7/69

PRICE: \$39,000
On basis of \$11.35 per sq ft land & bldg. as improved



